

Park Morton
Pre-Bidders Conference
October 8, 2008

Questions and Answers

1. Will rental housing factor funds (RHFF) be available as a capital grant with the required operating subsidy?

- No

2. Will the selected developer be required to provide supportive services to the 46 residents long term?

- Financial support for the project's human capital strategy for a period of 5 years is required. Further details are available in Section 3.1.2 of the Solicitation.

3. Is there a preference for a sale vs. ground lease for the land?

- For rental units, HUD prefers a ground lease structure. For condominium units, land will be transferred in fee-simple.

4. Will the DCHA and HUD approvals be "up or down" or will there be further negotiation required of those steps?

- Up. Because DCHA will be involved in the structuring of the transaction from the beginning stages and will be able to provide guidance with respect to HUD requirements, there is a greater likelihood of approval by HUD versus an ongoing negotiation.

5. Will each developer meet with the Park Morton resident council to discuss their plans?

- There is no requirement for developers to meet with the Park Morton resident council. Meetings are at the developer's discretion. However, ongoing meetings between the resident council and the City will continue.

6. Will the resident council receive a list of all bidding developers?

- A list of all the responsive bidders will be submitted to the resident council.

7. You mentioned that you would seek zoning changes so that the developer does not have to go through a PUD process, do you anticipate any other type of required approvals.

- The Office of Planning is working to create a zoning classification for all New Communities projects so developers will not have to apply for PUDs. This zoning change, however, will not be effective before the submissions for this project are due. Therefore, as noted in the solicitation, please assume that zoning for this project will be a PUD and work with representatives from the Office of Planning's Development Review staff when proposing zoning changes/PUD designations.

8. Can you make the sign-in sheet available online?

- Yes

9. Will attendees list be distributed through email?

- Yes

10. When will all the residents receive section 8 vouchers if any and in what time frame?

- Currently, Section 8 is not included in this project.

11. Do you anticipate additional community presentations, such as ANC resident meetings, as part of the process or will this all be folded into one meeting?

- The City will continue to meet with the Park Morton resident council to provide updates and receive input. A community meeting will also be scheduled for responsive bidders so that they may present to and receive feedback from the community at large on their development proposals.

NOTE: An addendum to the Park Morton Solicitation addressing the District's right to award the entire redevelopment project based on the Offeror's submission will be publicly released the week of October 13th.